

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 24, 2021**

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

The City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, AUGUST 24TH, 2021 at 4:30 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the 2ND FLOOR HEARING ROOM. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293

Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/bzs/primary/Zoning/> or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

- 01. Application No.:** [BZA21-069](#)
Location: **2355 NEIL AVE. (43202)**, located on the west side of Neil Avenue approximately 110 feet south of West Patterson Avenue (010-005528; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
 To reduce the total side yard from 9' to 7.5'.
3332.26(C)(3), Minimum side yard permitted.
 To reduce the side yard along the northern property line from 5 feet to 2 feet.
3312.49(C), Minimum numbers of parking spaces required.
 To reduce the minimum required parking from 4 spaces to 1 space.
3325.705(A), Supplemental Parking Requirements.
 To allow a 1-car parking space in the building setback.
3312.27, Parking setback line.
 To reduce the parking setback from 25' to 7.5'.
Proposal: To convert an existing single-unit dwelling to a two-unit dwelling.
Applicant(s): Daniel Ferdelman
670 High Street
Worthington, Ohio 43085

Attorney/Agent: Applicant
Property Owner(s): Nicholas Uhas
3700 Cemetery Road
Hilliard, Ohio 43026
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov

02. Application No.: [BZA21-072](#)
Location: **1496 E. 23RD AVE. (43228)**, located on the north side of East 23rd Street, approximately 145 feet west of Billiter Boulevard (010-061166; South Linden Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.13, Driveway.
To reduce the minimum driveway width from 10 feet to 9.7 feet.
Proposal: To install a driveway leading to a parking pad in the rear yard.
Applicant(s): Durojaiye Adebola
1496 East 23rd Street
Columbus, Ohio 43228
Attorney/Agent: Melva Williams-Argaw, Architect.
166 Mayfair Blvd.
Columbus, Ohio 43213
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. Application No.: [BZA21-073](#)
Location: **2587 DAYTON AVE. (43202)**, located on the west side of Dayton Avenue, approximately 120 feet north of Hudson Street (010-016775; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3325.801, Maximum Lot Coverage.
To increase the maximum lot coverage from 25% to 39.4%.
3325.805, Maximum Floor Area Ratio (FAR).
To increase the Floor Area Ratio from 40% to 58.1%.
Proposal: To construct a two-unit dwelling.
Applicant(s): Alyson Bell
4700 Riverside Drive
Columbus, Ohio 43220
Attorney/Agent: Dustin Wilson, Builder
1235 Fareharm Drive
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** [BZA21-075](#)
Location: **5751 N. HAMILTON RD. (43017)**, located at the northeast corner of North Hamilton Road and Old Hamilton Road (545-301908; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To increase the maximum number of required parking spaces from 75 to 90.
Proposal: To construct a new beauty salon and associated parking.
Applicant(s): Charles Penzone, Inc.; c/o Erin Kiliany
6671 Village Parkway
Dublin, Ohio 43017
Attorney/Agent: EMH&T; c/o James Peltier, P.E.
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Gahanna Rubicon 2020 LLC
1480 Manning Parkway
Powell, Ohio 43065
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 05. Application No.:** [BZA21-077](#)
Location: **1101 CARMELL CT. (43228)**, located on the southwest side of Carmell Court, approximately 125 feet south of Carmell Drive (560-226647 & 245-286239; Far West Side Area Commission).
Existing Zoning: L-R-2, Limited Residential & R, Rural District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the minimum lot size for PID 245-286239 from 5 acres to 0.047 acres.
3332.26, Minimum side yard permitted.
To reduce the large lot's minimum southwestern side yards from 5 feet to 0 feet.
To reduce the smaller lot's minimum side yards from 7.5 feet to 0 feet.
3332.35, Accessory building.
To allow the accessory pool to be partially on a separate parcel.
Proposal: To construct a swimming pool.
Applicant(s): Kristen Horne
1101 Carmell Court
Columbus, Ohio 43228
Attorney/Agent: Joseph Borghese, Arch.
5166 Blazer Parkway
Dublin, Ohio 43017
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

06. **Application No.:** [BZA21-080](#)
Location: **200 HUTCHINSON AVE. (43235)**, located on the south side of Hutchinson Avenue approximately 550 feet east of High Cross Boulevard (610-240053; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 1,226 to 795.
Proposal: To split three acres from a movie theater parking lot for future development.
Applicant(s): B & G Realty, LLC c/o Alix Higelmire
100 East Wisconsin Avenue, Suite 1900
Milwaukee, Wisconsin 53202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov
07. **Application No.:** [BZA19-039](#)
Location: **19 E. 13TH AVE. (43201)**, located at the southeast corner of East 13th Avenue and North High Street (010-029660; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required spaces from 51 spaces to 7.
3321.05(A,1), Vision clearance.
To allow a patio to encroach 5 feet into the clear vision triangle for the parking lot driveway.
3321.05(B,1), Vision clearance.
To allow a patio to encroach 5 feet into the clear vision triangle at the intersection of East 13th Ave and North Pearl Street.
3312.53, Minimum number of loading spaces required
To reduce the minimum number of loading spaces from 1 to 0.
Proposal: To expand the outdoor patio for an existing eating and drinking establishment.
Applicant(s): 1728 N LLC
1818 Calico Court
Powell, Ohio 43065
Attorney/Agent: Underhill & Hodge, LLC, c/o David Hodge.
8000 Walton Parkway, Ste. 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.:** [BZA21-023](#)
Location: **421 RATHMELL RD. (43137)**, located on the south side of Rathmell Road, approximately 130 feet east of Fosterson Drive (010-264977; Far South Columbus Area Commission).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the minimum lot areas from 5 acres to 1.31 acres and 0.85 acres for the eastern and western lots, respectively.
3332.21, Building lines.
To reduce the building setback from 60 feet to 11 feet.
Proposal: To split a rural lot into two.
Applicant(s): Joshua & Shandra Basil
421 Rathmell Road
Lockbourne, Ohio 43137
Attorney/Agent: Brad Basil
629 Allen Avenue
Chillicothe, Ohio 45601
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 09. Application No.:** [BZA21-049](#)
Location: **2918 PARSONS AVE. (43207)**, located on the east side of Parsons Avenue, approximately 150 feet north of Ziegler Avenue (010-112826; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit for an impound lot.
3363.41(b), Storage.
To reduce the separation distances from a residential zoning district from 600 feet to 40 feet, and from interior lot lines from 20 feet to 0 feet.
3392.10, Performance requirements.
To allow drive aisles and parking areas to be gravel.
3392.12, Prohibited location.
To reduce the separation distance from a residential district from 600 feet to 40 feet.
Proposal: To legitimize existing conditions for an impound lot.
Applicant(s): Hound Dog's Towing
2918 Parsons Avenue
Columbus, Ohio 43207
Attorney/Agent: Smith & Hale; c/o Jackson B. Reynolds III, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Claudia Realty LLC
1999 Arlington Avenue
Columbus, Ohio 43212
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

10. **Application No.:** [BZA21-053](#)
Location: **1260 HAWTHORNE AVE. (43203)**, located at the northeast corner of Hawthorne Avenue and North Champion Avenue (010-066721; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To allow maneuvering across property lines.
Proposal: To develop a recreational park.
Applicant(s): City of Columbus; c/o Troy Euton
1111 East Broad Street
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): City of Columbus
90 West Broad Street
Columbus, Ohio 43215
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
11. **Application No.:** [BZA21-054](#)
Location: **460 STANLEY AVE. (43206)**, located on the north side of Stanley Avenue, approximately 50 feet west of South Washington Avenue (010-042794; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 25 feet.
Proposal: To construct a detached garage.
Applicant(s): Eric Green
460 Stanley Avenue
Columbus, Ohio 43206
Attorney/Agent: Tim Lai, Architect
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** [BZA21-055](#)
Location: **367-371 E. HUDSON ST. (43202)**, located on the south side of East Hudson Avenue, approximately 175 feet west of Summit Street (010-015645; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required spaces from 38 spaces to 3.
Proposal: To redevelop the site with a nightclub and patio.
Applicant(s): Bobby Miller
2640 Deming Avenue
Columbus, Ohio 43202
Attorney/Agent: DK Architects; c/o David Kerr, Arch.
2960 Columbus Pike
Delaware, Ohio 43015
Property Owner(s): Bubbykins LLC; c/o Nick Wolak
2520 Summit Street
Columbus, Ohio 43202
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
13. **Application No.:** [BZA21-059](#)
Location: **5303 TRABUE RD. (43228)**, located on the south side of Trabue Road, approximately 260 feet east of Hilliard Rome Road East (560-218223; Far West Side Area Commission).
Existing Zoning: L-M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(a), M-2 manufacturing district special provisions.
To reduce the minimum front setback from 50 feet to 18 feet.
Proposal: To install a 7-foot tall fence along the frontage.
Applicant(s): Johnson Acquisitions LLC; c/o Jerry Johnson
5303 Trabue Road
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

14. **Application No.:** [BZA21-066](#)
Location: **3890 HALSEY PL. (43228)**, located at the northwest corner of Holly Hill Drive and Halsey Place (010-124911; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3321.05(A,2), Vision clearance.
To increase the height and opacity of a privacy fence located in a required yard from 2 and one-half feet to 6 feet and from 25 percent opacity to 100 percent opacity.
Proposal: To legitimize an existing privacy fence.
Applicant(s): Eudora L. Bryant
3890 Halsey Place
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645 7973; SLSaumenig@Columbus.gov
15. **Application No.:** [BZA21-068](#)
Location: **239 CHITTENDEN AVE. (43201)**, located on the south side of Chittenden Avenue, approximately 175 feet east of Summit Street (010-055155; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To reduce the minimum width of an aisle serving a parking lot from 20 feet to 14.5 feet.
3312.43, Required surface for parking.
To permit the continued use of gravel for the parking and circulation area.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required spaces from 5 spaces to 4.
Proposal: To expand a veterinary office.
Applicant(s): Shannon Cunningham
239 Chittenden Avenue
Columbus, Ohio 43201
Attorney/Agent: red architecture + planning; c/o Stephan Sahayda, Arch.
589 West Nationwide Boulevard, Ste. B
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov